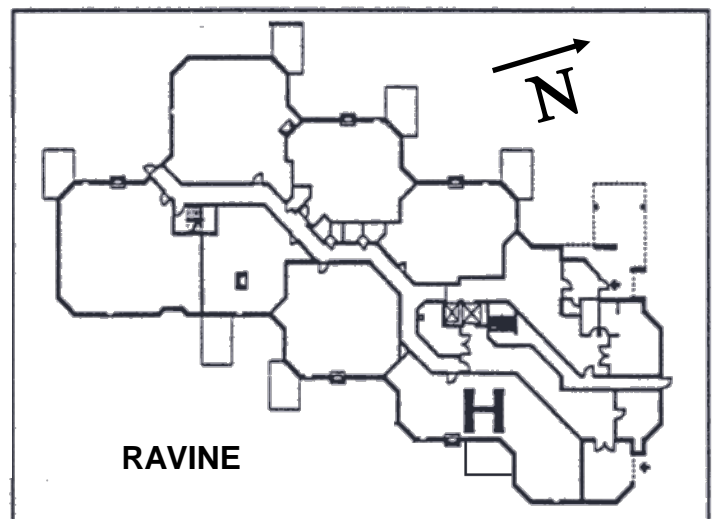
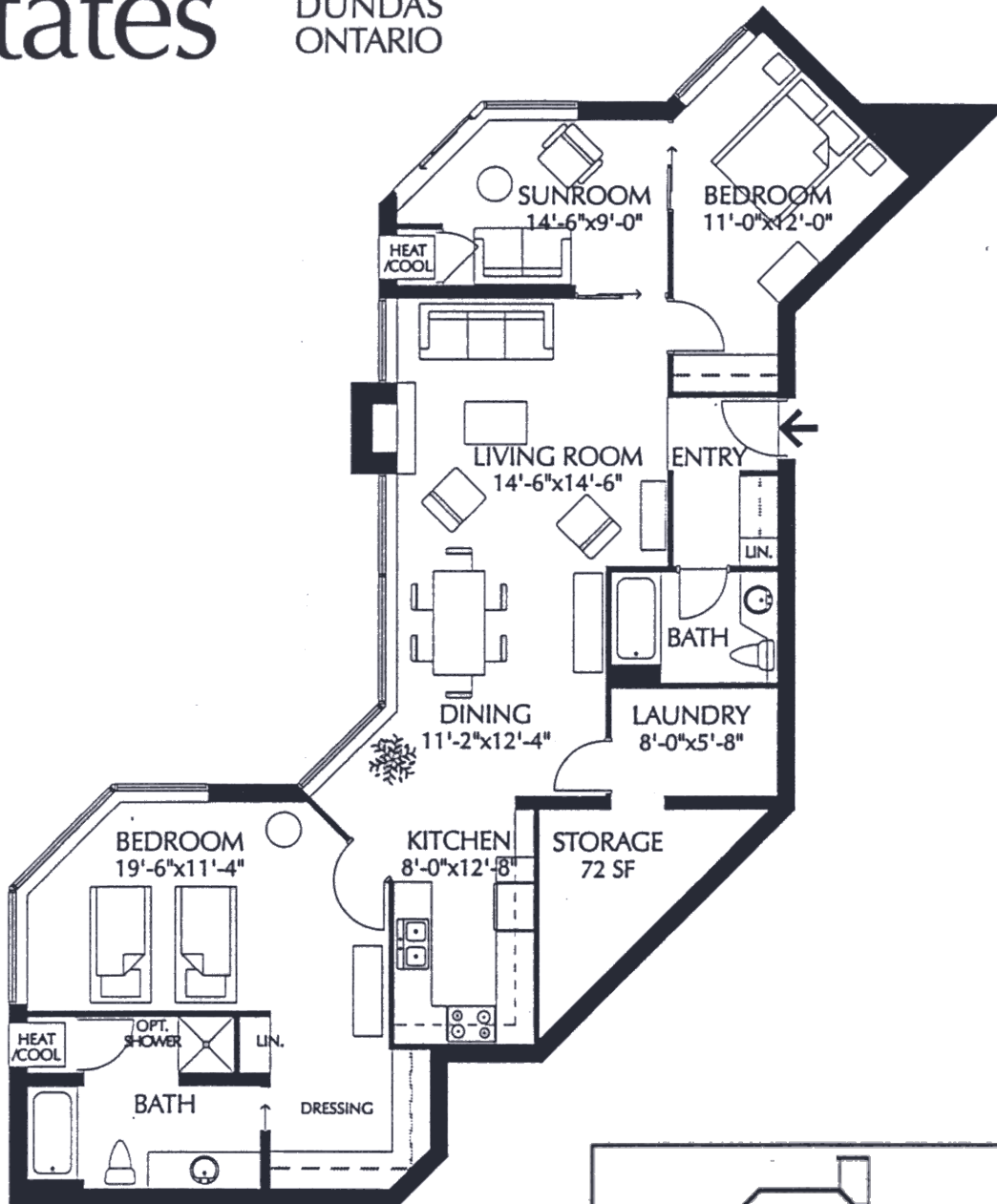


# St. Joseph's Estates

DUNDAS ONTARIO

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 Email: [ithompson@sjv.on.ca](mailto:ithompson@sjv.on.ca)  
[www.sjv.on.ca](http://www.sjv.on.ca) - Life Equity Housing

Suite Type H  
 2 bedroom  
 2 bathroom,  
 1445 SF net



### Carrying Costs (Sample from 2015)

Building & Property .....	\$ 508.00
Property Tax.....	250.00
Gas.....	47.00
Hydro.....	71.00
Cable TV .....	38.00
<b>Total Monthly Cost</b>	<b>\$914.00</b>

# St. Joseph's Estates

160 Ogilvie Street, Suite 107

Dundas Ontario L9H 7M7

**Asking Price: \$419,900**

This suite boasts ravine views and a large walk-out patio. It has been meticulously cared for by the original owners. The low monthly maintenance fee of \$914.<sup>00</sup> includes taxes, heat, central air conditioning, hydro, cable, water and building maintenance. You will appreciate the friendly and mature community living of St. Joseph's Estates in a safe, secure and accessible environment.

## Suite Boasts

Sun filled rooms have one wall with floor to ceiling windows featuring cultured marble windowsills and custom window treatments  
Open concept design with space-saving pocket doors and plenty of storage space  
Furnaces with individually controlled heat/cool  
Furnace Humidifier, water shut-off valves  
Engineered light oak hardwood in: living, dining, bedrooms. Ceramic white tile in foyer and guest bathroom. Upgraded vinyl flooring in kitchen, laundry and master bathroom

## Entrance Foyer

Generous foyer with lighted closet  
Safety switch for living room lamp outlet

## Laundry/Storage Room

Oversized laundry room which includes additional 72 square feet storage space  
Full-size laundry tub with back splash  
Kenmore heavy duty washer and dryer  
Kenmore upright freezer

## Dining Room

Dining Room tiffany light fixture  
Telephone jack

## Living Room

Gas fireplace, white mantel, marble hearth

## Master Bedroom

Exceptional treed view through bay windows  
Large closets with interior light, ceiling fan  
Dressing area with linen closet  
Cable outlet, telephone jack

## Ensuite Bath

Natural light through stained glass window  
Large storage closet, dressing area, 69" maple vanity, medicine cabinet, lever handled faucet, comfort height toilet

## Sunroom

Double pocket doors to living room  
Cable outlet and telephone jack

## Guest Bedroom

Bright room with pocket door to sunroom  
Ceiling fan, large closet with interior light  
Cable outlet and telephone jack

## Guest Bath

White cabinetry with cultured marble vanity, lever handled faucet, medicine cabinet  
Corner step-in shower and comfort height toilet

## Kitchen

Designed by Wood Valley Kitchens: maple cabinetry with pot drawers, breakfast island with storage and 2 matching stools, under-cupboard task lighting, appliance garage, 2 lazy susans, ceramic backsplash, 2 glass cabinets, pantry, ceiling fan  
White appliances: Kenmore smooth top self clean stove, bottom mount refrigerator, built-in dishwasher, LG microwave with infrared sensor

## Parking

Indoor Parking Space steps from the lobby #42  
On floor storage locker (5<sup>th</sup> on right)  
Indoor Car Wash Bay, Golf Cart & Bicycle Room

## Common Amenities

Party Room with Kitchenette  
Furnished Lobby  
Secure Entry with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Community Herbal Garden  
Onsite Postal Pickup and Delivery  
Easy Walking Distance to all Local Amenities  
Church Services, Recreation and Health  
Services available at St. Josephs Villa